

**TO LET**



## TOWN CENTRE RETAIL PREMISES

91.48m<sup>2</sup> / 985ft<sup>2</sup>

**54 Victoria St  
Shirebrook  
Mansfield NG20 8AQ**

- Suitable for a variety of uses (STP)
- Located within Shirebrook Town Centre

**0161 833 9797** [www.wtgunson.co.uk](http://www.wtgunson.co.uk)

## LOCATION

The property is located on the west side of Victoria Street close to its junction with Market Place in Shirebrook, Mansfield. Mansfield Town Centre is approx. 7 miles to the south. Shirebrook Train Station is located approx. 0.5 miles to the west.

## DESCRIPTION

The property comprises a ground floor retail premises with shop frontage and a roller shutter door.

Formerly used as a tea room, the property would suit a variety of other retail uses (STP).

## ACCOMMODATION

According to the Valuation Office, on a net internal basis the areas are as follows:-

Front Retail	700 sq ft
Rear Storage	278 sq ft
<b>TOTAL</b>	<b>985 sq ft</b>

## LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a rental of **£6,000 per annum**.

## BUSINESS RATES

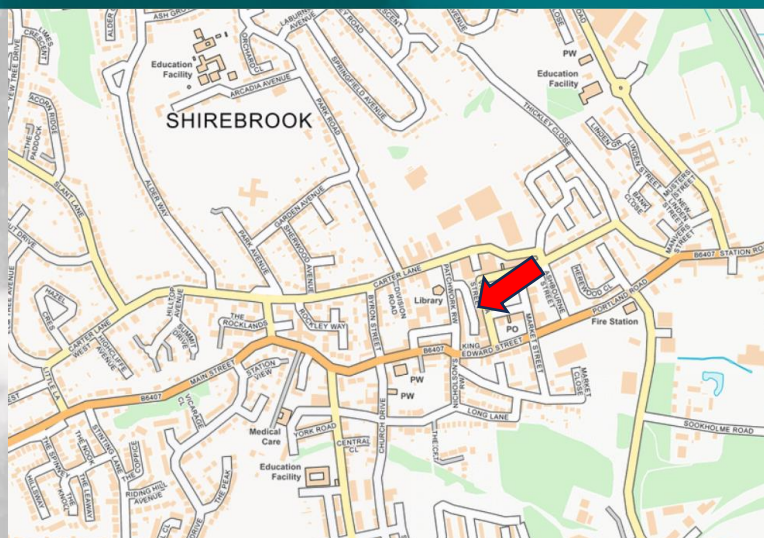
The property has a Rateable Value of £8,600. Small businesses will qualify for small business rates exemption. Further enquiries should be made direct with the local authority.

## EPC

A copy of the EPC is available upon request.

## VAT

All figures quoted are exclusive of but may be liable to VAT.



## VIEWING

By appointment with the sole agent:-

W T Gunson:  
**Matthew Styles**  
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